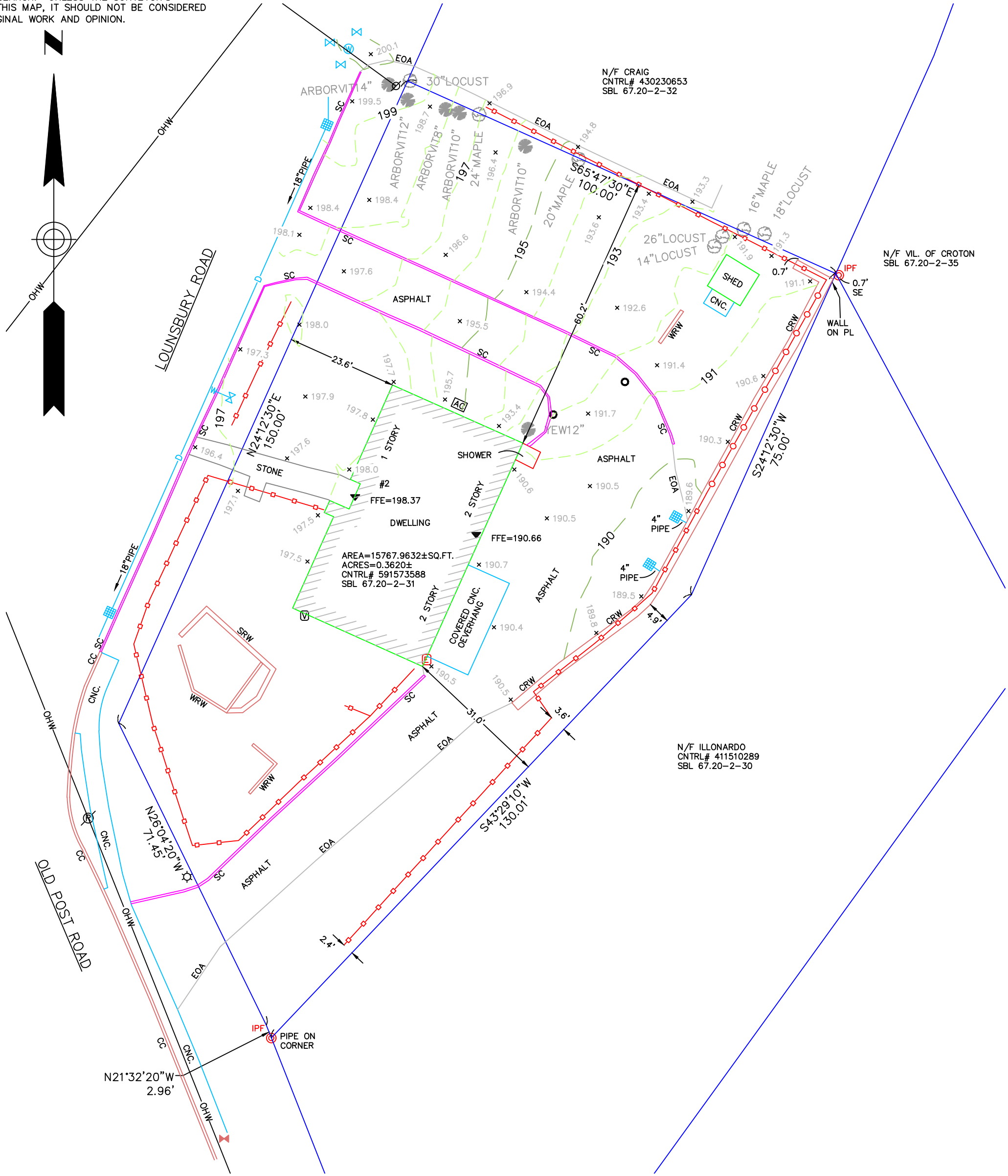
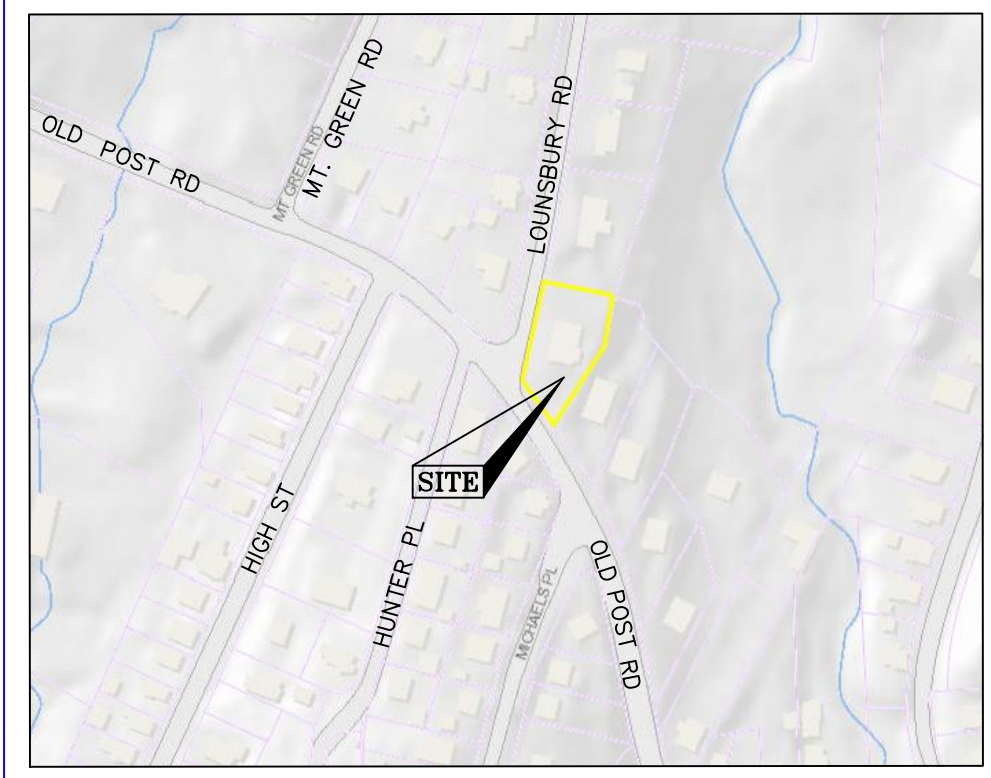
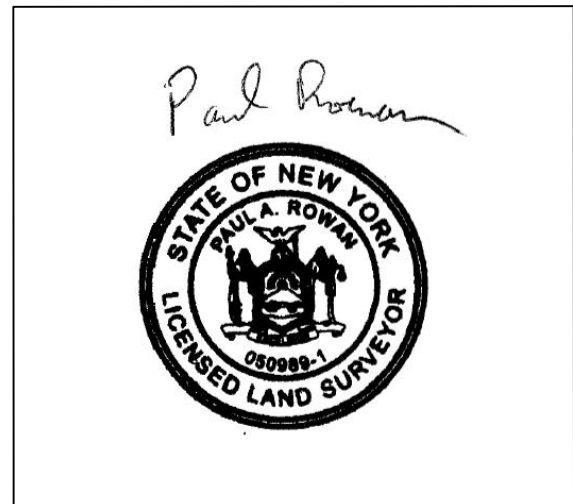


UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH, UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL APPEARS RAISED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.



LEGEND

- | | | | | | |
|-------------------------|------------------|------|--------------------------|----|---------------|
| IRON PIPE | PROPERTY LINE | PL | PROPERTY LINE | SC | STONE CURB |
| CATCH BASIN | CHAIN LINK FENCE | EOA | EDGE OF ASPHALT | CC | CONCRETE CURB |
| ELECTRIC METER | WOOD FENCE | CNC. | CONCRETE | | |
| UTILITY POLE WITH RISER | WATER LINE | FFE | FINISHED FLOOR ELEVATION | | |
| UTILITY POLE | OVERHEAD WIRES | SRW | STONE RETAINING WALL | | |
| POST | MINOR CONTOURS | CRW | CONCRETE RETAINING WALL | | |
| LIGHT POLE | MAJOR CONTOURS | WRW | WOOD RETAINING WALL | | |
| AIR CONDITIONER | | | | | |
| VENT & OIL FILL | | | | | |
| GAS VALVE | | | | | |
| WATER VALVE | | | | | |



LOCUS MAP
(N.T.S.)

SURVEY NOTES

- THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON DECEMBER 14, 2024 AND ON THE FOLLOWING DATUM—
MERIDIAN: CNTRL# 591573588
HORIZONTAL: ASSUMED
VERTICAL: SCALED AS PER WESTCHESTER CO. GIS
- REFERENCES
STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS—
A. LAND CONVEYED TO WALTER GARSCHAGEN & LYNN HAWLEY BY CNTRL# 591573588, FILED IN THE WESTCHESTER CO. CLERK'S OFFICE ON JUNE 10, 2019.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AND ACCURATE AND CURRENT TITLE REPORT.
- THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. [OR] WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES ARE SURVEY REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THE PROPERTY LINES, NOR ARE THEY TO BE USED IN OR GUIDE CONSTRUCTION OF ANY TYPE.

PROPERTY SURVEY
2 LOUNSBURY ROAD
VIL. OF CROTON ON HUDSON, NEW YORK
PREPARED FOR
WALTER GARSCHAGEN & LYNN HAWLEY

ROWAN LAND SURVEYING, PLLC

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GARRISON, NY 10524
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rowanlandsurveying@outlook.com

Drawn By	PR	Date	DECEMBER 15, 2024	Job No.	024-123
Surveyed By	PR	Scale	1" = 20'	Sheet No.	1 OF 1